

178.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

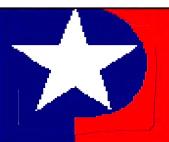
649,300 / 649,300

USE VALUE:

649,300 / 649,300

ASSESSED:

649,300 / 649,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		DAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COOK ROY F III	
Owner 2:	
Owner 3:	

Street 1: 15 DAY STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: BONELLO EDWARD L/ETAL -
Owner 2: BONELLO MARIE A TRUSTEES -
Street 1: 93 DOW AVENUE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 5,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily N/A Exterior and 1762 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						120951	
101	5600.000	237,700		411,600	649,300						GIS Ref	
											GIS Ref	
											Insp Date	
											07/13/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date			
2020	101	FV	237,700	0	5,600.	411,600	649,300	649,300	Year End Roll	12/18/2019		
2019	101	FV	195,300	0	5,600.	411,600	606,900	606,900	Year End Roll	1/3/2019		
2018	101	FV	195,300	0	5,600.	346,900	542,200	542,200	Year End Roll	12/20/2017		
2017	101	FV	195,300	0	5,600.	317,500	512,800	512,800	Year End Roll	1/3/2017		
2016	101	FV	195,300	0	5,600.	270,500	465,800	465,800	Year End	1/4/2016		
2015	101	FV	187,400	0	5,600.	235,200	422,600	422,600	Year End Roll	12/11/2014		
2014	101	FV	187,400	0	5,600.	217,600	405,000	405,000	Year End Roll	12/16/2013		
2013	101	FV	187,400	0	5,600.	207,000	394,400	394,400		12/13/2012		

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BONELLO EDWARD	1231-190		11/16/2000	Family	127,750	No	No				
	1151-174		2/13/1996			1	No	No	A		

BUILDING PERMITS												ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/26/2019	1516	Insulate							7/13/2018	MEAS&NOTICE	BS	Barbara S							
									12/5/2008	Meas/Inspect	336	PATRIOT							
									3/18/2000	Inspected	197	PATRIOT							
									1/4/2000	Mailer Sent									
									12/28/1999	Measured	163	PATRIOT							
									7/20/1993		RV								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 5	- Cape			Full Bath: 2	Rating: Average			MINOR FIN BMT N/V SINK IN BSMT.																
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating:																			
Prime Wall:				A HBth: 1	Rating:																			
Sec Wall: 4	- Vinyl 25%			OthrFix: 1	Rating: Average																			
Roof Struct: 1	- Gable			OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																
Color: WHITE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:				Fpl: 1	Rating:			Other																
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																
Year Blt: 1964	Eff Yr Blt:			Location: 1				Lvl 1																
Alt LUC:	Alt %:			Total Units: 1				Lower																
Jurisdict:	Fact: .			Floor: 1				Totals RMS: 8 BRs: 6 Baths: 2 HB																
Const Mod:				% Own: 1																				
Lump Sum Adj:				Name: 1																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 1	- Drywall			Functional:					Interior:	1	8	6												
Sec Int Wall:				Economic:					Additions:															
Partition: T	- Typical			Special:					Kitchen:															
Prim Floors: 3	- Hardwood			Override:					Baths:															
Sec Floors: 4	- Carpet 25%			Total: 31	%				Plumbing:															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY					Electric:															
Subfloor:				COMPARABLE SALES					Heating:															
Bsmnt Gar:				Basic \$ / SQ: 105.00					General:															
Electric: 3	- Typical			Size Adj.: 1.24604905																				
Insulation: 2	- Typical			Const Adj.: 0.99742496																				
Int vs Ext: S				Adj \$ / SQ: 130.498																				
Heat Fuel: 2	- Gas			Other Features: 77000																				
Heat Type: 3	- Forced H/W			Grade Factor: 1.00																				
# Heat Sys: 1				NBHD Inf: 1.00000000																				
% Heated: 100				NBHD Mod: 1																				
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																				
% Com Wall	% Sprinkled:			Adj Total: 344533					Juris. Factor:		Before Depr:	130.50												
				Depreciation: 106805					Special Features: 0		Val/Su Net:	85.08												
				Depreciated Total: 237728					Final Total: 237700		Val/Su SzAd:	134.93												
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1	Color: 1														
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0007-0008.0								IMAGE				AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:									Total:										